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*Douglas County assumes no liability for damages incurred directly or indirectly as a result of errors, omissions or discrepancies.*

*For the most up-to-date information contact, the Douglas County Commissioners, 402-444-6072.*



# Preliminary Agenda

**BOARD OF COUNTY COMMISSIONERS  
DOUGLAS COUNTY, NEBRASKA**

**TUESDAY, September 28, 2021  
LEGISLATIVE CHAMBER, OMAHA-DOUGLAS CIVIC CENTER  
1819 FARNAM, OMAHA, NE**

**9:00 a.m.**

As provided by *Neb. Rev. Stat. §84-1411(6)* a public body may allow a member of the public or any witness to appear before the public body by means of virtual conferencing.

Pursuant to §84-1411(6), this meeting is also available via Zoom.

<https://zoom.us/j/94512986711?pwd=YU1NUhJwN1ZnZ2RldDhlSDZGZVcyZz09>

Meeting ID: 945 1298 6711      Password: 187214

or

Dial +1 312 626 6799

Meeting ID: 945 1298 6711      Password: 187214

***A copy of the Open Meetings Act is located on the north wall of the Legislative Chambers,  
and on the County Board's website at***

[https://commissioners.douglascounty-ne.gov/images/Open\\_Meetings\\_Act\\_2021.pdf](https://commissioners.douglascounty-ne.gov/images/Open_Meetings_Act_2021.pdf)

***--Please silence all electronic devices--***

**Pledge of Allegiance**

**NOTE TO CITIZENS:**

***--Any agenda item may be moved at any time at the discretion of the  
Chair of the Board of County Commissioners--***

***--An Automatic External Defibrillator is available on the back wall of the Legislative Chambers--***

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**RULES OF DEBATE**

- A.** On items requiring discussion/action, the process for debate is as follows:
1. The introducer of the item may speak up to five minutes when he or she first presents the item to the Board of Commissioners.
  2. The Board will hear from proponents and then opponents (citizens are encouraged not to repeat previous comment/testimony). No additional comment/testimony will be permitted unless a Board member requests additional information.
  3. The introduced item shall be motioned and seconded to proceed to debate.
  4. Each Commissioner shall be allowed to speak on introduced item up to two times for no more than five minutes.
  5. The introducer of the item shall be permitted five minutes to close debate.
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**AGENDA**  
**FOR**  
**DOUGLAS COUNTY BOARD OF EQUALIZATION**  
**(9:00 a.m.)**

**--Note to Citizens: Any agenda item may be moved at any time at the discretion of the  
Chair of the Board of County Commissioners--**

**Roll Call**

- A. Approval of the minutes of the Board of Equalization meeting held Tuesday, September 21, 2021. [\(See Attached\)](#)
- B. Call for a meeting and set **Tuesday, October 5, 2021**, as date for hearing on Certified Assessment Corrections reflecting the addition of omitted property to the tax rolls or increased value on property.
- C. **CITIZENS COMMENTS:** *This is an opportunity for members of the audience to be heard at this time for a maximum of **5 minutes** on any topic not on the agenda as it relates to the governance of Douglas County. However, under the Open Meetings Act, agenda items should give reasonable notice of the matters to be considered by the Board so that the public will know which matters are under consideration. As a result, Commissioners will not engage in discussions, conversations, debates or take action on any item presented during Citizen Comments. If a citizen wishes to engage a Commissioner or the Board in a discussion, conversation, debate or have the Board take action, that citizen will follow up with County Administration or the Commissioner of their District and seek to have the item placed on a future agenda for discussion and/or action as appropriate. During Citizen Comments, the Chair will keep order and a citizen may be called "out of order" for disruptive conduct or behavior.*

**RESOLUTIONS:**

- D. Hearings on Certified Assessment Correction reflecting omitted or undervalued property and approval of corrections to the tax rolls: (Assessor/Register of Deeds)  
[\(See Attached\)](#)

<b><u>CAC #</u></b>	<b><u>Owner Name</u></b>	<b><u>Explanation</u></b>
21157	Ivan Anderson etal	Parcel sold by SID
21158	John Bowen etal	Parcel formerly exempt
21159	Cheryl L. Greer	Parcel formerly exempt
21160	Secondof11 LLC	Parcel formerly exempt
21161	Phurba Tamang etal	Parcel formerly exempt
21162	Woodsonia South Streams LLC	Parcel formerly exempt

- E. Certified Assessment Correction reflecting a correction in the values and approval.  
(Assessor/Register of Deeds) [\(See Attached\)](#)

<b><u>CAC #</u></b>	<b><u>Owner Name</u></b>	<b><u>Explanation</u></b>
21163	Karlan Properties LLC	Land Square footage clerical error
21164	James K Walker	Tax district split attribute not applied
21165	James K Walker	Tax district split attribute not applied
21166	Karen Buddhist Society of Omaha	2020 & 21 exemption application not sent to board for approval
21167	Stephanie Dunford	Finished basement was removed from account

- F. Denial of 2021 Permissive Exemption Applications. The website for Douglas County, [www.douglascounty-ne.gov](http://www.douglascounty-ne.gov), in its section for Douglas County Agendas, has a link to the supporting information for this agenda item. (Assessor/Register of Deeds) [\(See Attached\)](#)
- G. Approving applications for Tax Exemptions Form 457 on motor vehicles recommended for approval by the County Treasurer. [\(See Attached\)](#)

**PROTEST:**

- H. Protest of Personal Property penalty and interest for Stephens & Smith Construction Co., Inc. (P0565530). (Daniel A. Esch, County Clerk/Comptroller) [\(See Attached\)](#)

**EXECUTIVE SESSION:**

We reserve the right to enter an executive session in order to protect the public interest with respect to discussion regarding labor negotiations, litigation and personnel.

ADJOURN

**AGENDA**  
**FOR**  
**DOUGLAS COUNTY BOARD OF COMMISSIONERS**  
*(Immediately following the conclusion of the Board of Equalization meeting)*

*--Note to Citizens: Any agenda item may be moved at any time at the discretion of the Chair of the Board of County Commissioners--*

Roll Call

**I. MINUTES AND CLAIMS:**

- A. Approval of minutes of the Board of Commissioners' meeting held Tuesday, September 21, 2021. [\(See Attached\)](#)

*\*Minutes from the Pre-Board meeting on Monday, September 20, 2021, are available.*  
[\(See Attached\)](#)

- B. Approval of claims submitted for payment processed through Tuesday, September 28, 2021. Complete listing is on file in the office of the County Clerk/Comptroller and available on the Douglas County Clerk/Comptroller's web page at:  
<http://www.douglascountyclerk.org/supplierchecks>

- II. **CONSENT AGENDA:** *Any individual item may be removed by a Commissioner for special discussion and consideration. Unless there is an exception, these items will be approved as one with a single vote of the Board of Commissioners.*
- A. Tom Doyle, Douglas County Engineer – requests approval of the following:
1. Traffic Control Devices in the Newport Vista Subdivision – S.I.D. 594.  
[\(See Attached\)](#)
  2. Traffic Control Device on 216<sup>th</sup> Street from Hwy 64 to Rainwood Road of 45 MPH. [\(See Attached\)](#)
  3. Award of Contract to Dixon Construction for County Project No. C-28(540) – bridge replacement at 288<sup>th</sup> Street north of Bennington Road, and County Project No. C-28(541) – bridge replacement at Bennington Road east of 288<sup>th</sup> Street. (\$1,249,906.40 – Budgeted) [\(See Attached\)](#)
  4. Award of Contract to JJK Construction, LLC for County Project No. Sp-2021(02) – 36<sup>th</sup> Street Culvert Replacement south of Ponca Road. (\$1,095,340.66 – Budgeted) [\(See Attached\)](#)
  5. Certifies the public streets within Hidden Hills Addition have been constructed in accordance with current subdivision standards, and therefore the County Engineer will maintain those streets to the standards to which they were built, as per County Policy. [\(See Attached\)](#)
- B. Agreement between Douglas County Youth Center and Omaha Public Schools for Title I funding designated for services to aid students who are classified as homeless, neglected, or delinquent. (Budgeted) (Mark Le Flore, Douglas County Youth Center) [\(See Attached\)](#)
- C. Resolution increasing the compensation of various Deputy County Attorneys for Douglas County effective October 4, 2021. (\$42,391 – Budgeted) (Shakil A. Malik, Douglas County Attorney's Office) [\(See Attached\)](#)
- D. Resolution to approve an Agreement with EMC Risk Services to serve as third party administrator for the County's workers' compensation program. (Approximately \$60,000 per year. Fees are set forth in Exhibit C of the Agreement – Budgeted) (Diane Carlson, Deputy County Administrator) [\(See Attached\)](#)
- E. Resolution to approve an Agreement with O'Hara, LLC, to provide managed care services in connection with the County's workers' compensation program. (Approximately \$42,426 annual administrative fee (\$18.00/employee). Nurse hourly rate: \$94.00 and Medical Director hourly rate: \$250/hour – Budgeted) (Diane Carlson, Deputy County Administrator) [\(See Attached\)](#)
- F. Resolution to approve "Demand for Refunds." (\$27,717.09 – Budgeted) (Property Tax Division – Treasurer) [\(See Attached\)](#)
- G. Approve Special Designated Liquor License for Concordia Lutheran Schools of Omaha, 15656 Fort St, Omaha, NE 68116, for Oktoberfest Fundraiser to be held 10/23/21, 5 pm to 9 pm, at Concordia Jr. – Sr. High School, 15656 Fort St, Omaha, NE, 68116, Douglas County. [\(See Attached\)](#)

III. **RECOGNITION/PROCLAMATIONS:**

- A. Recognition of the following County employee retired: **Jeanne Ndongla** worked for the Douglas County Health Center for 18 years. (Karen Buche, Civil Service/HR) [\(See Attached\)](#)

- B. Resolution proclaiming Sept. 15, 2021 to Oct. 15, 2021, as ***National Hispanic Heritage Month*** in Douglas County. (Commissioner Mary Ann Borgeson, Chair) [\(See Attached\)](#)

IV. **CITIZENS COMMENTS:** *This is an opportunity for members of the audience to be heard at this time for a maximum of **5 minutes** on any topic not on the agenda as it relates to the governance of Douglas County. However, under the Open Meetings Act, agenda items should give reasonable notice of the matters to be considered by the Board so that the public will know which matters are under consideration. As a result, Commissioners will not engage in discussions, conversations, debates or take action on any item presented during Citizen Comments. If a citizen wishes to engage a Commissioner or the Board in a discussion, conversation, debate or have the Board take action, that citizen will follow up with County Administration or the Commissioner of their District and seek to have the item placed on a future agenda for discussion and/or action as appropriate. During Citizen Comments, the Chair will keep order and a citizen may be called “out of order” for disruptive conduct or behavior.*

V. **PRESENTATION:**

- A. COVID-19 Update and COVID-19 Vaccination Plan Update presented by Dr. Lindsay Huse. (Commissioners Mary Ann Borgeson and Chris Rodgers) [\(See Attached\)](#)

VI. **PUBLIC HEARING:**

VII. **COMMITTEE DISCUSSION/ACTION:**

A. **FINANCE:**

***Commissioners PJ Morgan and Mike Friend, Co-chairs***

1. Budget Report. (Budget and Finance Director) [\(See Attached\)](#)
2. Resolution approving payment, out of the County's ARPA funds, to the Omaha Douglas Public Building Commission for COVID-19 related cleaning of County offices and departments. (\$41,433.20) (Patrick Bloomingdale, Chief Administrative Officer) [\(See Attached\)](#)
3. Resolution allocating \$2.5 million of ARPA funds for each Commissioner district, so that each Commissioner can identify and request spending priorities for those funds within their districts. (\$17.5 million – Budgeted) (Commissioners Maureen Boyle and Chris Rodgers) [\(See Attached\)](#)
4. Resolution relocating \$410,000 in Emergency Rental Assistance Program funds from the COPE rental assistance program allotment to the Nebraska Volunteer Lawyers Assistance Project's Eviction Mediation Assistance Program. (Budgeted) (Commissioner Maureen Boyle) [\(See Attached\)](#)
5. ARPA Funding Update: Approval of resolution to transfer \$2,165,041.83 of calculated lost county revenue from the ARPA Fund account held by County Administration to the County's General Fund Reserve. (\$2,165,041.83 - Budgeted) (Joe Lorenz, Director of Finance and Budget) [\(See Attached\)](#)

6. Monthly Fee Report from the Douglas County Clerk/Comptroller (August, 2021).  
(Daniel A. Esch, Douglas County Clerk/Comptroller) [\(See Attached\)](#)

**B. ADMINISTRATIVE SERVICES:**

**C. CHILD AND YOUTH SERVICES:**  
*Commissioner Chris Rodgers, Chair*

**D. COMMUNITY SERVICES:**  
*Commissioner Maureen Boyle, Chair*

**E. CRIMINAL JUSTICE:**  
*Commissioner Mike Friend, Chair*

**F. HEALTH AND HUMAN SERVICES:**  
*Commissioner James Cavanaugh, Chair*

**G. HUMAN RESOURCES:**  
*Commissioner Mary Ann Borgeson, Chair*

1. Weekly Personnel Report from Civil Service. [\(See Attached\)](#)

2. Legislative issues. [\(See Attached\)](#)

*Note: The Douglas County Board of Commissioners reserves the right to discuss and/or take action on any legislation, resolution or study, pending consideration by the state legislature. Such information may be viewed at the following address (this data is maintained by the Unicameral Information Office):*

<http://nebraskalegislature.gov>

**a. *Other legislation***

**EXECUTIVE SESSION:**

We reserve the right to enter an executive session in order to protect the public interest with respect to discussion regarding labor negotiations, litigation, personnel and real estate.

ADJOURN

*This agenda, which shall be kept continually current, shall be available for public inspection in the Office of the County Commissioners, Omaha-Douglas Civic Center, 1819 Farnam, LC 2, Omaha, NE during normal business hours. Also, available for public inspection will be any corresponding documentation that is provided to the Commissioners' Office prior to the weekly County Board meeting.*

*Members of the public requiring special accommodation(s), such as translators or hearing interpreters, shall if possible, notify the office of the Board by noon the Friday before the scheduled Board Meeting so that appropriate arrangements can be made. Contact 402-444-7025 if arrangements need to be made.*

### **OCTOBER, 2021**

<u>Sun.</u>	<u>Mon.</u>	<u>Tues.</u>	<u>Wed.</u>	<u>Thurs.</u>	<u>Fri.</u>	<u>Sat.</u>
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3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

### **NOVEMBER, 2021**

<u>Sun.</u>	<u>Mon.</u>	<u>Tues.</u>	<u>Wed.</u>	<u>Thurs.</u>	<u>Fri.</u>	<u>Sat.</u>
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16 No Board Meeting	17	18	19	20
21	22	23	24	25	26	27
28	29	30 No Board Meeting				